BILL039(26)
Testimony

MISC. COMM. 222

COUNCIL

COUNCIL Meeting

Meeting Date: Jun 3, 2026 @ 10:00 AM

Support: 4

Oppose: 1

I wish to comment: 0

Name:	Email:	Zip:
Pikachu Shelby Billionaire	Presidentbillionaire@gmail.com	96792
Representing:	Position:	Submitted:
Ohana Unity Party	Oppose	May 31, 2026 @ 07:23 AM

Testimony:

Public Testimony – Opposition to Bill [39] (2026) – Massive Rezoning of 1,380.5 Acres in Honouliuli / Ho'opili, Keone'ae, and Kualaka'i Areas

Submitted for the Honolulu City Council Regular Meeting – June 3, 2026

Aloha kakou e nā Councilmembers,

My name is **Master Shelby "Pikachu" Billionaire, HRM**, Chairman of the Ohana Unity Party, a concerned Honolulu resident, taxpayer, and protector of our ʻāina, our ohana, and fiscal sanity in government.

I submit this testimony in **strong and unequivocal OPPOSITION** to **Bill [39] (2026)**, the ordinance that rezones approximately **1,380.5 acres** of land in the Honouliuli (Ho'opili), Keone'ae (University of Hawaii West Oahu), and Kualaka'i (East Kapolei) areas from Agricultural, Low-Density Residential, and other designations into high-density Mixed-Use, Apartment, Business, and Industrial-Commercial districts tied directly to the rail transit stations.

This Bill is a Monumental Mistake

This is not modest infill development — this is a **massive land grab** that fast-tracks high-density TOD around the troubled rail project. Honolulu cannot afford to repeat the same costly mistakes:

- **Rail Overruns and Broken Promises**: The Honolulu Rail Transit Project has already ballooned from an original ~$4 billion estimate to well over $12–15 billion with endless delays. Expanding massive rezoning around stations before the rail is even fully operational and financially stable puts the cart before the horse and exposes taxpayers to even greater risk.

- **Infrastructure Strain**: Our current roads, water systems, sewage, schools, and emergency services in ʻEwa and Kapolei are already struggling. Adding thousands of new housing units and commercial development on 1,380+ acres without ironclad, fully funded infrastructure upgrades first is irresponsible and will worsen traffic congestion, flooding risks, and quality of life.

- **Loss of Agricultural Land and Open Space**: Converting prime ag land in West Oahu further erodes our food security and rural character. In an island state facing rising import costs, we should be protecting, not sacrificing, agricultural potential.

- **Affordability Illusion**: Past TOD and high-density promises have delivered luxury developments while local families still struggle with skyrocketing housing costs. There is no guarantee this bill will produce truly affordable housing for working keiki o ka ʻāina.

- **Process Concerns**: Such a sweeping rezoning of this scale deserves far more community input, independent traffic and environmental impact studies, and fiscal analysis — not rushed approval tied to the same flawed rail-centric vision.

“I ka wā ma mua, i ka wā ma hope” — Looking to the past to see the future. History shows us that rushed, large-scale development schemes in Hawaii often benefit outsiders and big developers while burdening local residents with higher taxes, congestion, and lost resources.

What Should Happen Instead:
- Pause this bill until the rail is fully operational and its finances are stabilized.
- Require comprehensive, independent cost-benefit and infrastructure readiness studies.
- Prioritize fixing existing problems (police staffing, cesspools, road repairs, homelessness) before approving more mega-developments.
- Protect remaining agricultural lands and ensure any future development truly serves local families first.

I strongly urge the Honolulu City Council to **vote NO on this bill** and send it back for major revisions or rejection. Protect our ʻāina. Protect our taxpayers. Put our ohana first.

Mahalo nui loa for your kuleana. I respectfully request this testimony be entered into the official record.

Me ke aloha pumehana,

Master Shelby "Pikachu" Billionaire, HRM
Kingdom of The Hawaiian Islands, H.I.
Ohana Unity Party, Chairman

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Name:	Email:	Zip:
Jacob Wiencek	jacob.m.wiencek@pm.me	96815
Representing:	**Position:**	**Submitted:**
Self	Support	Jun 1, 2026 @ 04:36 PM

Testimony:

Aloha Councilmembers,

Zoning is ultimately a statement of values — a declaration of what kind of community we intend to build and for whom — and rezoning 1,380.5 acres in the 'Ewa Plain to accommodate medium- and high-density mixed-use development around three Skyline stations is among the most consequential and positive land use decisions this Council can make for the long-term affordability and sustainability of O'ahu. The shift from agricultural and low-density residential classifications to AMX-2, BMX-3, and IMX-1 mixed-use zones with meaningful height envelopes creates the conditions necessary to produce the kind of housing supply — apartments, workforce units, mixed-use buildings — that the market alone has failed to deliver in the communities where O'ahu's working families actually need to live. Critically, these zone changes are tied directly to rail access, meaning new residents will have a genuine, functional alternative to car ownership — reducing household transportation costs, easing congestion on our freeway corridors, and generating the ridership that justifies the public investment already made in Skyline. Together with Bills 37 and 38, this rezoning package represents the most significant commitment this Council can make to a more affordable, more sustainable, and more equitable O'ahu, and I urge its unanimous approval.

Name:	Email:	Zip:
Jonathan Huynh	jhweather123@yahoo.com	96792
Representing:	Position:	Submitted:
Self	Support	Jun 1, 2026 @ 07:40 PM

Testimony:

Aloha.

I strongly support Bill 39, which rezones the area around around the Kualaka'i, Keone'ae, and Honouliuli rail stations to enable transit-oriented development. This zoning map amendment is the critical implementation tool that unlocks the vision established in Bill 38. Specifically, the proposal supports mixed-use zoning and climate goals by concentrating development near transit, reducing vehicle miles traveled, and enabling car-free living. Bill 39 is essential to realizing the promise of the Skyline rail system. By enabling compact, mixed-use development around three key stations, this bill supports housing affordability and transportation choice. I urge the council to pass Bill 39.

Mahalo.

Name:	Email:	Zip:
Sam Kim	skim@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Jun 2, 2026 @ 09:43 AM

Name:	Email:	Zip:
Andrew Pereira	apereira@prp-hawaii.com	96813

Representing:	Position:	Submitted:
Pacific Resource Partnership (PRP)	Support	Jun 2, 2026 @ 01:11 PM

HAWAII REGIONAL COUNCIL OF CARPENTERS

June 3, 2026

TO: The Honorable Tommy Waters, Chair
The Honorable Andria Tupola, Vice Chair
Members of the Honolulu City Council

RE: TESTIMONY IN STRONG SUPPORT OF BILL 39 (2026) — RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN ʻEWA, OʻAHU

Aloha Chair Waters, Vice Chair Tupola, and Members of the Honolulu City Council,

The Hawaii Regional Council of Carpenters (HRCC), representing over 6,000 union carpenters and skilled tradespeople across the Hawaiian Islands, submits this testimony in support of Bill 39 (2026). The measure rezones approximately 1,380.5 acres in ʻEwa across Zoning Map No. 12 and Zoning Map No. 13, in the Kualakaʻi (East Kapolei), Keoneʻae (UH-West Oʻahu), and Honouliuli (Hoʻopili) rail station areas.

Bill 39 is exactly the kind of plan-based zoning that will support orderly and well-planned development for our communities. This bill carries out the detailed on-the-ground zoning component of the broader effort to implement the East Kapolei Neighborhood TOD Plan, aligning the zoning designation with the development pattern the plan envisions.

Bill 39 directs density toward the three rail stations by converting agricultural and lower-density parcels into mixed-use districts, while reserving preservation zoning for gulches and open space such as the area along Kaloʻi Gulch. The effect is to concentrate growth where infrastructure and transit already exist, producing a coherent neighborhood rather than a scattered collection of disconnected projects. This coordination is precisely what makes transit-oriented development such an effective response to Oʻahu's housing shortage.

It is also what makes this rezoning matter to our members. By enabling compact, mixed-use construction at densities appropriate to a rail-served urban core, Bill 39 expands the capacity to build the housing this growth area was always planned to accommodate. The dense, vertical construction these station areas call for draws on the full range of skilled trades, and a rezoning of this scale translates into sustained, multi-year work for the local construction workforce. Those benefits ripple outward as well, to the local architects, engineers, subcontractors, and suppliers who bring these projects to life, and ultimately to the local businesses that occupy the ground floors once the buildings open.

For these reasons, we respectfully ask this Council to move Bill 39 forward.

Mahalo for the opportunity to provide testimony.

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Testimony of
Pacific Resource Partnership

Honorable Members of the Honolulu City Council
Wednesday, June 3, 2026

Subject: Strong support for Bill 39, to rezone certain land in the East Kapolei Neighborhood TOD Plan area and ʻEwa, Oʻahu.

Aloha Chair Waters, Vice Chair Tupola, and esteemed members of the council:

Pacific Resource Partnership (PRP) submits this testimony in **strong support of Bill 39**. PRP represents 6,000 union carpenters across the state in addition to 250+ contractors and industry partners dedicated to advancing responsible development, dynamic infrastructure, and economic growth.

Bill 39 takes a practical, forward-looking step to update zoning and land-use regulations by allowing the conversion of certain agricultural-designated lands to residential use. This change is essential because the future of agriculture no longer requires the vast amounts of open land it did in the past. While vertical and hydroponic (controlled-environment) farming has not yet scaled significantly in Hawaiʻi, the practice is experiencing strong growth on the continental U.S., where the vertical farming market is expanding rapidly with billions in investment and commercial-scale operations producing high-value crops in compact indoor facilities. These innovative methods are a practical solution to Oʻahu's severely limited acreage: they deliver far higher yields per square foot, use dramatically less land and water, and can be located in or near urban areas.

As a result, traditional open-field agriculture will not need as much land in the near future. Bill 39 recognizes this reality and redirects land toward the creation of much-needed new homes — directly increasing housing supply on Oʻahu. This is especially urgent because according to PRP's recently released Quarterly Hawaiʻi Construction Market Update, the valuation of single-family and multi-family housing construction is down in Q1 of this year.

The zoning changes in Bill 39 will help to increase momentum and unlock additional housing units that would otherwise remain stalled. Equally important, every new home enabled by Bill 39 will create a powerful "filtering" or "down market" effect across Oʻahu's existing housing stock. Groundbreaking research from the University of Hawaiʻi Economic Research Organization (UHERO) on The Central condo

tower demonstrates an enormous "two-for-one" (or greater) benefit: for every new unit built — including market-rate, workforce, or affordable housing — a chain of vacancies opens in older, more attainable homes throughout the island. These moves expand housing options for local families without displacing anyone. (See UHERO Working Paper 2503.)

By passing Bill 39, the Council will:

- Align land-use policy with the realities of modern, land-efficient agriculture;
- Deliver additional housing opportunities through smart zoning changes;
- Help reverse the current slowdown in housing construction and generate thousands of good union construction jobs; and
- Provide long-term economic and environmental wins by making more efficient use of O'ahu's scarce land.

PRP respectfully requests that **Bill 39 receive a favorable vote** at first reading and move forward without delay.

Mahalo for the opportunity to testify in strong support of this important measure.

Andrew Pereira
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